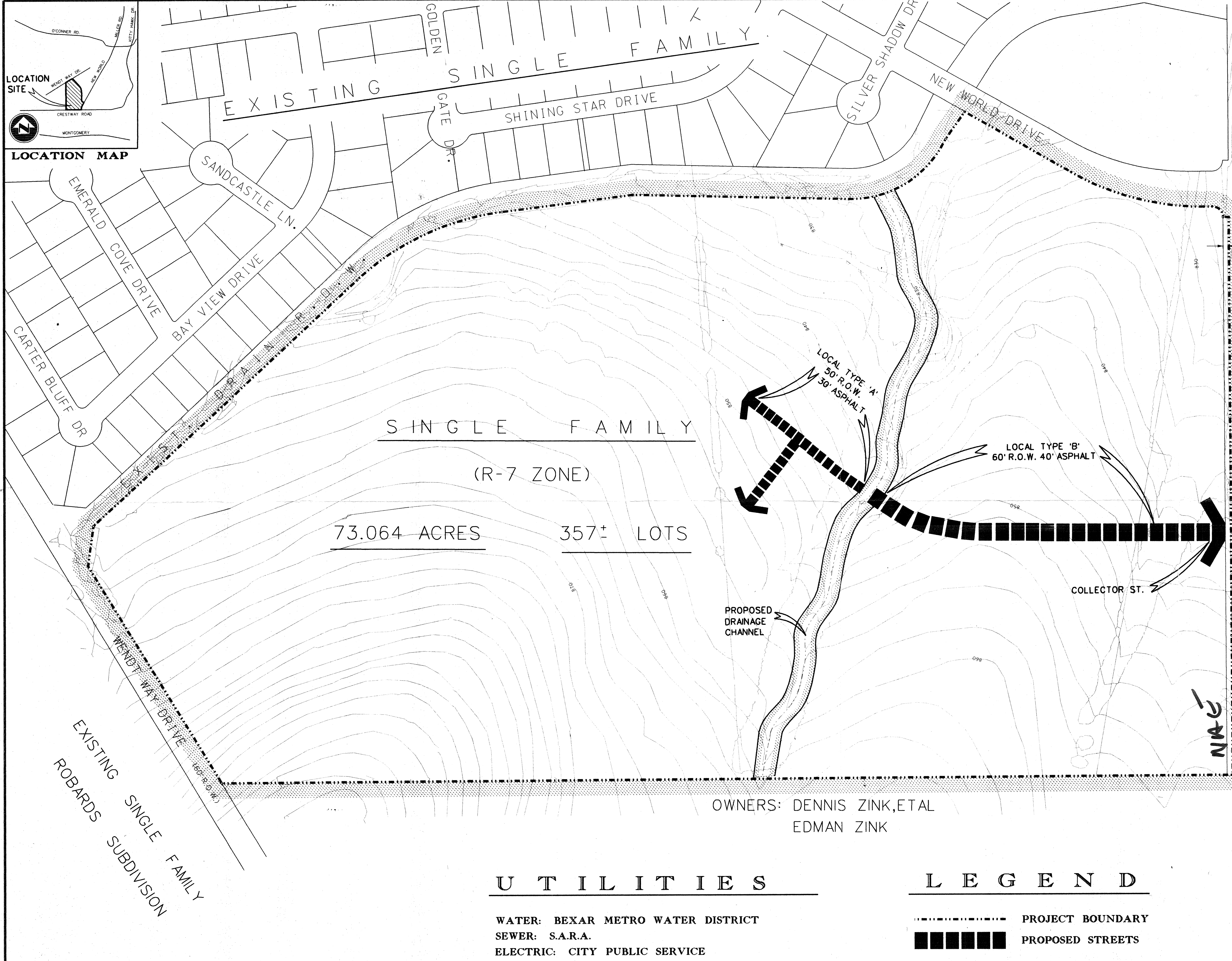


LOCATION MAP



OWNERS: DENNIS ZINK, ETAL
EDMAN ZINK

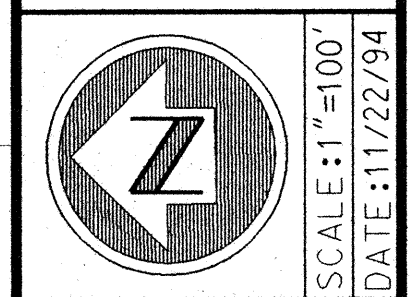
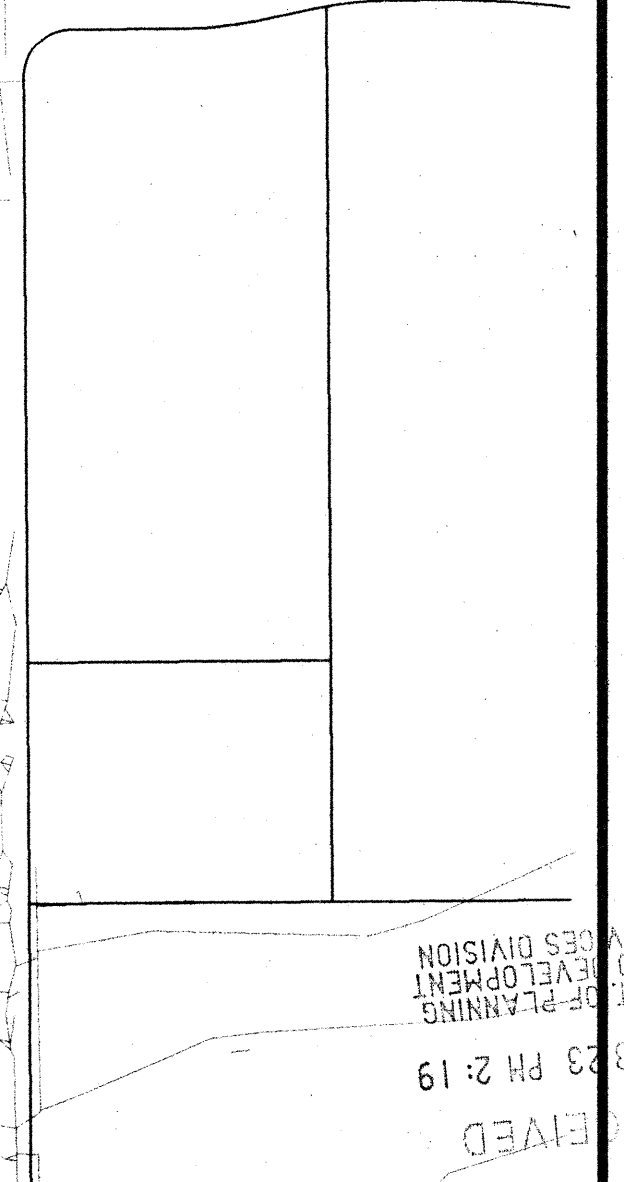
UTILITIES

WATER: BEXAR METRO WATER DISTRICT
SEWER: S.A.R.A.
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SOUTHWESTERN BELL TELEPHONE CO.

LEGEND

- PROJECT BOUNDARY
- PROPOSED STREETS

PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO DEVELOPMENT
REVIEW COMMITTEE
Date: 3-10-95
File # 439
Signed: D. Parley by R/V



Land Planning Department
RAYCO LTD.
Home Builder Community Developer
4800 Fredericksburg at Loop 410 P.O. Box 5250 Beacon Hill Sta.
San Antonio, TX 78201 (210) 343-1111

CREST RIDGE
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
File #439



CITY OF SAN ANTONIO

March 10, 1995

Mr. Oscar Dominguez
RAYCO
P.O. Box 5250 Beacon Hill Station
San Antonio, Texas, 78201

RE: Revised Crest Ridge Subdivision POADP #439

Mr. Dominguez:

The City Staff Development Review Committee has reviewed your revised Crest Ridge Subdivision Preliminary Overall Area Development Plan #439. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please note the following:

1. As shown on your plan, the entrance street will be platted, dedicated, and constructed as a sixty (60) foot collector with forty (40) feet of pavement.
2. Also as shown on your plan, you will be required to dedicate thirteen (13) feet adjacent to Crestway Road at the time of plat submittal.
3. Additionally, you will be required to provide a non-access easement along the rear and sides of all single-family residential lots adjacent to Crestway Road.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)207-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

David W. Pasley
David W. Pasley, AICP
Director of Planning *by Rv*
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer



CITY OF SAN ANTONIO

January 12, 1995

Mr. Herb Quiroga
RAYCO
4800 Fredericksburg Road
San Antonio, Texas, 78201

RE: Crest Ridge Subdivision POADP #439

Mr. Quiroga:

The City Staff Development Review Committee has reviewed your Crest Ridge Subdivision Preliminary Overall Area Development Plan #439. However, your plan was not accepted for the following reasons:

1. The Traffic Planning Engineer has indicated that based on the "Hierarchy of Streets", a collector is required as your entrance street from Crestway north. This collector needs to be completely delineated on your plan.
2. The Traffic Planning Engineer has also indicated that based on the number of lots you are projecting, two (2) access points rather than a single entry would be more appropriate.

As indicated on your plan, dedication will be required along Crestway. This dedication needs to bring Crestway up to an 86 foot arterial (43 feet from centerline).

Once you have revised your plan accordingly, you may resubmit the plan at your earliest convenience. Although not specifically required by the Unified Development Code, a cover letter explaining the modifications will facilitate expeditious review of the subsequent plan.

This review and commentary is intended to be as comprehensive as possible and in consonance with the Unified Development Code. However, we reserve the right to comment further in the best interest of the City of San Antonio on any revised plan as may be submitted in the future.

Your cooperation in this matter is appreciated. If you have any questions or comments, please contact Alex Garcia. He may be reached at (210)299-7900, M-F, 7:45AM-4:30PM.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Pasley" with a stylized flourish at the end.

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer
Mendi Litman, P.E., Assistant Drainage Engineer

#1

RAYCO Homebuilding • Neighborhood Development

4800 Fredericksburg at Loop 410 • P.O. Box 5250 San Antonio, Texas 78201 • (210) 349-1111 (FAX) 308-1306

February 13, 1995

City of San Antonio
Planning Department
P.O. Box 839966
San Antonio, Texas

Reference: Crestridge Subdivision POADP File #439

Gentlemen;

Enclosed is a revised, Preliminary Overall Area Development Plan, for Crestridge Subdivision, for your review. The plan reflects, a 60 foot wide street right-of-way, starting at Crestway and terminating at a proposed drain channel. As indicated the Single Family Project, will consist of 73.064 Acres of Land and will contain approximately 357 Lots, with a density of 5.0 dwelling units per acre.

If, any further, comments or concerns, about the project, should arise, Please contact Herb Quiroga, and schedule a meeting addressing those concerns. He can be contacted by phone at 308-1316 or by fax at 979-0072. A response to the P.O.A.D.P., as submitted, at the earliest would be greatly appreciated.

Sincerely,



Oscar V. Dominguez
Land Planner

c/o/s/crstridg.sam

RECEIVED
95 FEB 23 PM 2:19
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION